

# Unit 505 - Belle Plaza

505 - 20 Island Av, Miami Beach, FL, Miami-Dade 33139

## Unit Information

MLS Number:	A11638075
Status:	Active
Size:	856 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	1
Parking Spaces:	1 Space
View:	
List Price:	\$598,000
List PPSF:	\$699
Valuated Price:	\$453,000
Valuated PPSF:	\$529

*The above valuated price is a baseline figure that does not take into account any specific renovation, upgrade, split, merge, or deterioration of the unit.*

## Building Information

Number of units:	226
Number of active listings for rent:	1
Number of active listings for sale:	7
Building inventory for sale:	3%
Number of sales over the last 12 months:	9
Number of sales over the last 6 months:	3
Number of sales over the last 3 months:	0

## Building Association Information

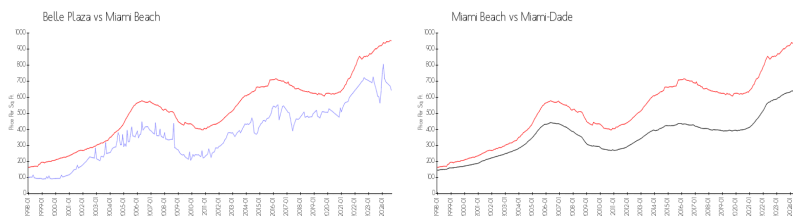
Belle Plaza Condominium Association, inc  
(305) 538-7221

<http://www.belleplaza.org/index.html>

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
618	1,534 sq ft	Sep 2024	\$1,190,000	\$776
216	897 sq ft	Aug 2024	\$599,000	\$668
404	856 sq ft	Jun 2024	\$590,000	\$689
307	897 sq ft	Mar 2024	\$520,000	\$580
905	856 sq ft	Feb 2024	\$590,000	\$689

## Market Information



Belle Plaza:	\$644/sq. ft.	Miami Beach:	\$951/sq. ft.
Miami Beach:	\$951/sq. ft.	Miami-Dade:	\$694/sq. ft.

## Inventory for Sale

Belle Plaza	3%
Miami Beach	5%
Miami-Dade	4%

## Avg. Time to Close Over Last 12 Months

Belle Plaza	71 days
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Miami Beach  
Miami-Dade

102 days  
87 days